

RID (Rule Interpretation Decision)

(Use additional sheets as necessary)

Type of RID		Requested Response Time	DSD Assigned RID #	012
Customer RID	?	24 hours		?
Internal Staff RID	<input checked="" type="checkbox"/>	5 working days		X
		As time available		?

1. Project Name: Streets depicted on Master Development Plans as required by Appendix “B

2. Project Number: NA

(Plat #, Zoning Case #, etc.)

3. Project Street Address: NA

(If not available nearest intersection of two public streets)

4. Applicant Name: Real Estate Council Development Task Force representing the Engineering and Development Community.

5. Applicant Address: 1335 NE Loop 410

6. Applicant Telephone # (210) 804-4370

7. Applicant e-mail Address: NA

8. Rule in Question:

Appendix “B”, Table B-1, (F) Planning (9) & (18).

Applicant is requesting clarification and applicability of the double line representation of streets right of way as stated in these two sections.

(9) The approximate **‘location and widths of all’** proposed public and private streets major thoroughfares, collectors and local “B” streets within the developments boundaries.

(18) The **‘schematic location of all’** existing and proposed streets as well as proposed access points.

9. Applicant’s Position:

Applicant contends double line representation for street right-of-way is applicable to the street categories identified in subsection (9).

The schematic representation subsection (18) refers to a single line representation and should only apply to local “A” streets for areas greater than 100 acres.

Date: NA

Contact: NA

Contact Telephone #: NA

10. Staff Finding:

Upon close examination of subsection (9), the use of the word “**widths**” implies double line representation, whereas the use of the word “**schematic**” in subsection (18) refers to single line representation as defined by Webster’s.

Date: 7/1/2004

Contact: Mike Herrera

Contact Telephone #: (210) 207-7038

11. Staff Position:

Appendix B, section 35-B109 Master Development Plan (b) Format

The plan shall be drawn on sheet(s) no larger than 24” inches wide and 36” inches long with appropriate side margins. The plan shall be drawn at a scale of hundred (100) feet to one (1) inch (1”=100’) unless a smaller scale is approved by Development Services. Where more than one sheet is necessary to accommodate the entire site, an index sheet showing the entire area at an appropriate scale shall be attached.

DSD Master Development Plan division concurs with the Findings and recommends the following:

- For Master Development Plans (MDP’s) 100 acres or less, the double line representation of all streets shall be required. (See exhibit “A”).
- For Master Development Plans (MDP’s) greater than 100 acres and more than one sheet is necessary to accommodate the entire site, single line representation of all streets not listed in subsection (9) shall be allowed or the engineer can choose to submit a supplemental for his development showing all streets in double line representation. Additional supplemental plans shall be submitted as additional segments of the original Master Plan are developed. (See exhibit “B”)

Date: 7/1/2004

Contact: Mike Herrera

Contact Telephone #: (210) 207-7038

12. Departmental Policy or Action:

(Including date of presentation of policy or action to the applicant, the effective date of the policy or action, schedule for pursuing an amendment to the code if required and signature of the Director of Development Services)

Date of policy/action: 7/2/2004

Effective Date of policy/action: 7/2/2004

The Director concurs with staff and directs that in future the submittal policy for MDPs and the representation of streets is as follows.

- For Master Development Plans (MDP's) 100 acres or less, the double line representation of all streets shall be required. (See exhibit "A").
- For Master Development Plans (MDP's) greater than 100 acres and more than one sheet is necessary to accommodate the entire site, single line representation of all streets not listed in subsection (9) shall be allowed or the engineer can choose to submit a supplemental for his development showing all streets in double line representation. Additional supplemental plans shall be submitted as additional segments of the original Master Plan are developed. (See exhibit "B")

Florencio Peña III, Director
Development Services Department